

# **CONCEPTUAL STAGE**

## **RELOCATION PLAN**

Project ID: 1559-01-03

STH 64  
St. Croix County

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NORTHWEST REGION  
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## **PURPOSE**

This report has been prepared as a first look at the highway project which will change STH 64 from a two lane facility to a four lane facility with at grade crossings. Separation of grade and interchanges will be a possibility in the future. The project will begin at the east end of New Richmond extending eastward and north to the Polk County line. It will be used to discover the types of potential relocations and earmark any problematic situations early enough in the design process so that changes can be dealt with in a proactive manner and duplication of effort can be avoided. This in turn will minimize cost and insure that the project will be built with a minimum of disruption to those most affected by it. This report will become part of the project's Environmental Assessment.

The Conceptual Stage Relocation Plan is written in the form of an estimate to determine:

1. The approximate number of households and businesses that may be relocated within each segment of the project.
2. The probable availability of decent, safe, and sanitary replacement housing and comparable commercial facilities within the financial means of the households and businesses that may be affected by the project.
3. An estimate of the possible total relocation assistance costs needed for each stage of the preferred alternative.

## **PROJECT DESCRIPTION**

WisDOT is planning to improve part of STH 64. The routes and alternatives being considered not only increase regional mobility and local connectivity for residents, the improvement will also facilitate movement of through travelers as well. Currently, STH 64 serves an area of Wisconsin which has experienced almost double the average growth rate for the rest of the state. State statutes require all villages, cities, towns and counties to have a comprehensive land use plan by the year 2010. In light of the area growth and the mandate from the state, the long range planning for future transportation has identified the need for highway corridors to be designated and preserved.

## **RELOCATION PROGRAM**

When an agency begins a public improvement project, it sometimes is necessary to move people from their homes, farms and businesses. The Federal Uniform Relocation Assistance and Real Property Act of 1970 as amended, provides uniform and equitable treatment of all persons displaced from their home, business or farm and provides for the payment of certain increased costs associated with the replacement of housing. These expenses include payment for search costs, increased rental or mortgage payments, closing and moving costs. Under State law, other costs associated with finding a business replacement are also eligible for reimbursement.

An agency will have relocation agents available at various stages of design, and entirely through the acquisition process, to answer questions about the relocation program, assist relocatees in their

searches and also to provide assistance in filing claims and/or appeals. They will have brochures summarizing the services and payments available for residential situations and/or businesses, farms and nonprofit organizations. The relocation agents will provide advisory assistance to relocatees and other interested parties as well as compute and explain what supplements are available and what the conditions are for reimbursement. The payments available are normally based upon the length of time the relocatee has occupied the site needed for the public project. The brochures also cover basic terminology and help to clarify eligible and ineligible expenses.

*It is emphasized that under the Federal law no person will be displaced unless a comparable replacement dwelling is provided. Also, under State law, no business will be displaced unless a comparable replacement location is provided. This project has been developed in accordance with the Civil Rights Act of 1964 as amended by the Civil Rights Act of 1968.*

## **PROJECT PLAN AND ESTIMATED TIME LINE**

The improvement of STH 64 between New Richmond and the Polk County line will be done in stages. Stage one of the development will add passing lanes/intersections in approximately 5-10 years. Stage 2 will be the expansion of the facility to four lanes. It is estimated that this stage will be constructed in 15-20 years. Stage three will add the separation of grades at the intersections with local roads and will occur in approximately 20+ years. Stage one will not require any displacements. The relocations will be required in stage 2 and possibly 3, estimated to be 10-15 years from now for stage two and over 20 years in the future for stage 3. For the properties listed, the stage (2 or 3) that the relocation would most likely occur is shown in parenthesis.

The persons that would be displaced are a combination of actively-employed singles or families, and retired or partially retired persons. The majority of persons are employed in non-farming occupations. New Richmond is the national headquarters of Chiquita Processed Foods, Phillips Plastics Corporation Origen group, St. Croix Press, a national printer of magazines and other publications and the Doboy Division of SIG Packaging.

Currently, more than 50% of the workforce is employed outside of the county, with the majority of the commuters traveling to the hot job markets of the Twin Cities area. This trend is expected to continue for the duration of the project timeline, or at least until housing prices between the Cities and St. Croix County equalize. Median household income published in 2000 showed St. Croix County residents receiving more than 10% above the state average. The median price of homes in the first quarter of 2005 is \$204,500, up approximately 14.5% from last year, and almost double the growth rate for the remainder of the state. County wide, the ownership rate in the year 2000 was 76% and this statistic is estimated to remain fairly stable over the next decade as people continue to invest in real property.

The influence of the Minnesota job market is also shown in the length of commute for workers in St. Croix County. Most of the commuters appear to be under 50 years of age and upper middle class, educated adults from households where all of the adults work outside of the home. Over 26% have education levels above a bachelors degree. They travel 5 minutes more to reach their employment destination than other state commuters. While there are no known persons that are unemployed, there may be instances where housing of last resort supplements will be required. The rapid growth of the New Richmond area may force supplemental assistance above the state maximum for those persons with limited income who have owned their homes for a considerable length of time. These older homes do not generate enough of a purchase price to allow their owners to buy suitable replacements when the local housing market is booming and they may need assistance over and above the \$25,000 state maximum for home owners. Situations where the maximum is exceeded is called 'being in housing of last resort'. There appears to be a physically handicapped person requiring special modifications to

their residence at the east end of the first segment. This determination was made by the presence of a ramp on the side of the home. If any persons require ramps and/or other modification at the time of the project and no replacement with the necessary features can be found, modification of a replacement by the agency prior to the actual move, will be required.

**Table 1 – Number and type of Relocations by Segment**

Segment	Limits	Relocations		
		Business	Signs	Residential
I	State Trunk Highway 64			
	800 feet east of STH 65 – STH 46/USH 63 intersection	0	3	23
II	State Trunk Highway 64 and USH 63 STH 46 – Northbound USH 63	0	0	3
III	STH 64/USH 63 STH 64 – Polk County Line	0	Possible 4	Unknown At this time

## SECTION I

### 800 FEET EAST OF STH 65 – STH46/63

#### RESIDENTIAL RELOCATION – OWNER (Stage 3)

On the north side of Hwy 65 , approximately 800 feet east of STH 65 is this owner occupied white bungalow. Estimate the acquisition price for this home to be \$118,000. Add in a Replacement Housing Payment of \$25,000 and a moving amount of approximately \$6,000 for a professional mover.

#### RESIDENTIAL RELOCATION – OWNER (Stage 3)

On the north side of Hwy 65 just slightly east of the first home, is an owner occupied cream colored bungalow. Estimate the acquisition price for this home to be \$120,000. Add in a Replacement Housing Payment of \$25,000 and a moving amount of approximately \$6,000 for a professional mover.

#### RESIDENTIAL RELOCATION – OWNER (Stage 3)

Slightly further east and on the same side of the road is a blue ranch styled home with white trim. This home is estimated to be 3 bedroom and valued about \$135,000. Add in a Replacement Housing Payment of \$25,000 plus moving costs of around \$4,000 for a self move. Add in \$2000 for incidentals.

#### RESIDENTIAL RELOCATION – OWNER (Stage 3)

On the east side of the blue ranch, is a small cream colored bungalow with brown trim. This small home has a separate garage and appears to be owned by an older couple. A motor home is parked in the yard. Estimate the value of the property to be about \$120,000 for acquisition amount. Add in the RHP supplement of \$25,000 for owners plus a moving payment amount of around \$3,000 for a self move.

#### RESIDENTIAL RELOCATION – OWNER (Stage 3)

Also on the north side of STH 64, a small white bungalow under the trees with a separate garage. This property with encroaching fence and light blue/gray trim is valued at about \$118,000. Add in an RHP of \$25,000 plus a self move amount of \$4,000.

**RESIDENTIAL RELOCATION – OWNER (Stage 3)**

A white split level with two car attached garage is next door to the east. This is the 6<sup>th</sup> home west of the wet area. This split is estimated to have 3 bedrooms and two baths valued in the \$150,000 range. Add in an owners relocation supplement of \$25,000 and a moving payment of \$5,000.

**RESIDENTIAL RELOCATION - OWNER (Stage 3)**

The next home to the east and also on the east side of the wet area, is a tan ranch home with a reddish brown roof. The home has brick facing on the lower half. It also has red trim. This home is estimated to be valued in the \$140,000 range. Add in an owners RHP of \$25,000 and a moving amount of \$4,000.

**RESIDENTIAL RELOCATION - OWNER (Stage 3)**

A white one story with red gables is slightly further east. This home sits on a relatively large lot. Estimate the value of this home to be comparable to its neighbors, in the \$145,000 range. Add in the RHP for home owners of \$25,000 and a move/incidental amount of \$5,000.

**RESIDENTIAL RELOCATION- TENANTS: Two Rental Units (Stage 3)**

Just slightly west of the tire dealer, is a large white rental. This home is so close to the right of way as of the project in 2005, that the R/W line runs on the deck. With a new project, it is recommended that this rental be bought out. The value of the house appears to be in the \$170,000 range. I estimate that there are two separate tenancies in the property. Estimate an \$8000 RHP payment for each of the two tenants plus a moving payment of around \$2,000 for each. There may also be a moving payment for the owner if he has things stored in the building. Add another \$2000 for that move.

**OFF PREMISE – SIGN (Stage 2)**

A single faced off premise sign located on the north side of the road will probably need to be moved or acquired. Calculate \$6,000 for either scenario.

**RESIDENTIAL RELOCATION – OWNER: Possibly a farm relocation, 2 Scenarios (Stage 2)**

On the south side of STH 64 east of 145<sup>th</sup> Street, is a large old white farmhouse close to the road. The home appears to be valued at around \$150,000. Just as an owner occupied home, calculate \$25,000 as an RHP supplement plus a move payment of around \$5,000.

As part of a working farm, the house will probably be moved back onto the site or replaced as an appraisal issue (as cost to cure.) On the off chance that this site would be entirely purchased, plan on an acquisition amount of about \$285,000 with an owners RHP of \$25,000 and a move payment of around \$10,000. Plus, if the farm is a working farm providing sole income for the owner and the owner wants to continue his operation, plan on an additional \$50,000 for the Business Replacement Payment and a Reestablishment payment of \$10,000 to help him acquire a comparable replacement. He also will be eligible for paid unlimited moving expenses, provided they are actual and necessary. A replacement is a requirement if he chooses to continue in business. Calculate \$380,000 as a worst case scenario.

**OFF PREMISE – SIGN (Stage 2)**

Another single face sign also on the north side, approximately 1 ¼ miles east of New Richmond. Calculate about \$8,000 for the move or purchase of this sign.

**RESIDENTIAL RELOCATION – OWNER (Stage 2)**

A tan split entry on the north side of STH 64 about 3,400' west of 170<sup>th</sup> Street with a tuck under garage and a red wooden balcony running over half of the front width of the home. There is a second garage that appears newer in back of the home. Estimate the value of this home to be around \$160,000. Add in an owners RHP of \$25,000 and a move amount of around \$5,000.

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

A pale yellow two story on the north side of the road immediately east of the tan split entry with an estimated value of \$140,000. Add an owners RHP of \$25,000 and a move payment of around \$5,000.

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

On the south side of the road just west of 170<sup>th</sup> Street is a farm site with two homes, one on each side of the driveway. The home on the west side of the drive is a white one story with a bay window. The home has a gray roof and black shutters. The owners of this home will be relocated as their access to STH 64 will be closed off. The owners of the home on the east side will have access from 170<sup>th</sup> and will not be relocated. For the relocated family, estimate the value of the home to be around \$160,000. Add in a relocation supplemental payment of \$25,000 for owners and a move/incidental payment of around \$7,000 which may include a professional mover. If the home is part of a working farm, add a Business Replacement Payment of \$50,000, reestablishment of \$10,000 and an unlimited move payment estimated to be about \$10,000.

### **OFF PREMISE – SIGN (Stage 2)**

A smaller off premise sign on the north side of the highway. Calculate either a move or an acquisition amount of around \$3,000.

### **RESIDENTIAL RELOCATIONS – OWNER: 2 Homes (Stage 2)**

Approximately 1800 feet east of 170<sup>th</sup> on the north side is parcel shown as a relocation. I believe there are at least two homes in this grove of trees, maybe three. They are so hidden from the road that I am going to roughly estimate their values. The first one, the one furthest west is estimated to be valued about \$160,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$5,000. The second home is valued at about \$145,000. Add in an owners RHP of \$25,000 and move/incidental amount of about \$6,000. Estimate the total for this site at around \$366,000.

### **RESIDENTIAL RELOCATIONS- OWNER: 2 Homes (Stage 2)**

Just on the east side of the STH 64 junction with CTH T, is a yellow traditional styled home with a large pole building. There is an old house behind the pole building. Estimate the value of the first house and pole building to be around \$225,000. Add in an owners RHP of \$25,000 and a move payment of around \$10,000 due to the size of the pole building. If there is a business being run from the site, add \$50,000 for a BRP plus \$10,000 re-establishment and unlimited moving costs. The second home is older and the estimate for that one will be \$100,000 plus \$25,000 for RHP and \$2,000 for self move amount. Total for the site @ \$387,000 *without the business supplements.*

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

Across from 'The Laurel' (just east of 190<sup>th</sup> Street, north of STH 64) is a tan traditional one story home with white shutters and a pale gray roof. This home will be acquired for an amount around \$175,000. Add in an owners RHP of \$25,000 and a move/incidental amount of around \$7000.

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

About a half mile east of 190<sup>th</sup> on the north side of STH 64 is what appears to be a farm. The residents of this home will be relocated because the highway will swing north to avoid the Willow River and its relocations on the south side of the existing alignment. The property appears to be owner occupied and estimate that the acquisition price will be about \$275,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$8,000.

### **RESIDENTIAL RELOCATION – OWNER (Stage 3)**

There is a large two story older home in the southwest quadrant of the STH 64/63/46 intersection. This home is in need of upgrades and maintenance. There is a ramp on the north side of the building, leading me to believe that there is/or was a handicapped person in residence. This home will most likely have a relocation of its occupants since it is very close to the intersection. Estimate the value of

this home to be about \$75,000. Add in an owners RHP of \$25,000 and a move payment of around \$6,000 for a professional mover. I do not believe that \$100,000 will buy a replacement home, since the home will need to have handicapped facilities and accessibility. Add in \$50,000 for housing of last resort.

### **RESIDENTIAL RELOCATION – OWNER (Stage 3)**

On the north side of STH 64, just west of the STH 64/63/46 intersection, is a small one story white bungalow with black shutters and a gray roof. This home will most likely be a relocation since it is so close to the intersection. Calculate an acquisition amount of \$112,000 for this home, add in an owners RHP of \$25,000 and a move/incidental amount of \$5,000.

**Total Estimate of Section I Including Acquisition  
\$4,122,000**

## **SECTION II**

### **STATE TRUNK HIGHWAY 64 AND INTERSECTION OF STH 46/63 TO NORTHBOUND STH 63/STH 64 INTERSECTION**

On the north side of STH 64 , approximately 1400 feet east of the intersection with County O, is a home shown on the aerial photos. This home is NOT shown as a relocation. It appears to be abandoned property. There is no relocation on this parcel.

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

There is a small tan home on the south side of STH 64, approximately a quarter of a mile west of 235<sup>th</sup> Street. This home is designated a relocation on the plan sent. I estimate this owner occupied home to be acquired for around \$135,000. Add in an owners supplemental payment of \$25,000 and a moving/incidental payment of \$4000.

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

At the junction of 240<sup>th</sup> and STH 64, are two homes in the southwest quadrant. The yellow home, which is furthest east, will have access from 240<sup>th</sup>. The Gray/blue two story traditional home slightly further west, will have it's access removed. The occupants of this home will be relocated. Estimate the purchase price of this home to be \$170,000. I believe it is an owner occupied home. Calculate an owners Replacement Housing Payment at \$25,000 and a move/ incidental amount of \$7,000.

### **RESIDENTIAL RELOCATION – OWNER (Stage 2)**

Just west of where STH 63 turns north, is a tan one and a half story home on the north side of the road. This home has green shutters and is estimated to be acquired for around \$175,000. Add in an owners RHP of \$25,000 and a move/incidental amount of \$8,000.

**Total Estimate of Section II  
\$574,000**

## RESIDENTIAL RELOCATIONS

### REPLACEMENT HOUSING AVAILABILITY

The area Multiple Listing Services of Northwestern Wisconsin and area newspapers were searched for available housing units in the vicinity of STH 64/63. This information was used to determine the availability of decent, safe and sanitary replacement housing to meet the needs generated by the highway project. There are numerous replacements currently available in and around the area. The smaller communities normally have less sites available due to the lower density of population per square mile and the trend of rural residents to remain in one home within the community longer than those in more urban settings. Charts showing the need and type of available replacements and those currently listed for sale through real estate companies are shown below. Those properties that were for sale by the owner have not been included in the numbers indicated. Again, note that the construction of Stages 2 and 3 of the preferred improvements are not anticipated to occur for 15 to 20 years or more. The data below is intended to reflect the general availability of housing in the area. The data was collected in July 2004. Market conditions will be different when the preferred improvements are constructed, and they are impossible to predict at this time.

**TABLE 2 - REPLACEMENT HOUSING NEEDS  
BY NUMBER OF BEDROOMS AND HIGHWAY SECTION**

<b>SECTION</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>
SEC I	6*	13	2
SEC II	0	1	2

\*Includes Rentals

**TABLE 3 – PROPERTIES FOR SALE  
BY PRICE AND NUMBER OF BEDROOMS**

<b>PRICE</b>	<b>2 BEDROOMS</b>	<b>3 BEDROOMS</b>	<b>4 BEDROOMS</b>
\$50-\$100,000	0	1	1
\$100-\$150,000	12	12	2
\$150-\$175,000	33	16	3
\$175-\$200,000	16	24	5
\$200-\$250,000	3	45	3
\$250-300,000	0	21	15

## **RENTAL PROPERTIES**

Area newspapers and rental companies were polled to ascertain the availability of rental properties and the rents currently charged for properties in the area. During the week of 7/25/05, the Hudson Star Observer advertised 6 apartments in New Richmond. One was three bedroom and the others were two bedroom. The majority of rents were in the \$600/month range. Two were closer to \$700 per month, plus utilities. The quality of the rental and amenities included were reflected in the rents asked. Indications are that the number of units for rent is adequate for the needs of those displaced by the highway project. The availability of rentals varies according to the month and season and since the highway project will encompass a considerable length of time, and the replacements reviewed only covered a few days, it is estimated that an ample residential rental supply should be found over the course of the year or more needed to relocate the tenants. Higher density buildings generally had lower rental rates than those rentals in quieter surroundings. Subsidized housing is available in the area. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended stipulates that comparable replacements shall be equal to or better than the subject property. If a comparable replacement is not available at the same rent the tenant had been paying, the resident will be relocated to housing of better quality. The expense of additional rent can be paid for up to four years under the relocation program.

## **SOLD PROPERTIES**

The numbers of sold properties for any given area is a representation of how active the real estate market has been in any given time period. There are many factors that contribute to home sales and availability is only part of the total picture. One of the area Multiple Listing Services has indicated that there have been 78 homes listed through any of their membership companies that have sold within the past 6 months for the Townships of Cylon and Stanton and the City of New Richmond. Of those homes sold, 25 had sold for less than \$150,000, 28 had sold between the prices of \$150,000 and \$200,000, 17 houses sold were sold with prices between \$200,000 and \$250,000 and 8 were priced between \$250,000 and \$300,000.

## **SPECIAL RELOCATION ADVISORY SERVICE**

There is no indication of unusual problems that would change the normal relocation assistance procedures for either of the segments. A complete analysis of the displacees and their needs will be conducted prior to the actual building of the project. That in depth examination of individuals, their needs and proposed solutions will be reported in the Acquisition Stage Relocation Plan.